



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number Feb. 12-101F

Case Type Final Plat

Project Name The McKee Place

Contact/Applicant Lori Cazzell
26817 NE 124th Street
Excelsior Springs, MO 64024

Owner Jane H. O'Dell Trust, O'Dell Real Estate
18200 NE 130th Street
Kearney, MO 64060

Request **Final Plat** approval of The McKee Place

Application Submittal 2012-01-03

Public Notice Published N/A

Neighbor Letters Sent 2012-01-06

Report Date 2012-01-27

REPORT AUTHOR(S) Debbie Viviano, Planner
Matthew Tapp, Director

Recommendation APPROVAL with condition



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General Information

Site Location: 26817 NE 124th Street
Section 15 | Township 52N | Range 30

Site Size: 1.00 acre

Existing Landuse & Zoning: Residential Urban District (R-1B)

Zoning/Platting History: Rezoning to Residential Urban District (R-1B)
approved 12/22/11, Res. #2011-456; Preliminary
Plat – Res. #2011-457

Surrounding Landuse & Zoning:

- North – City of Excelsior Springs
- East – Agricultural (AG) Zoned Land, Neighborhood Commercial District (C-1)
- South – Agricultural (AG) Zoned Land, City of Excelsior Springs WWTP
- West – City of Excelsior Springs, City of Prathersville

Current conditions:

Existing Property Lines = **YELLOW** | City Limits = **GREEN**



Courtesy Clay County Assessor GIS/Mapping



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Assessment

Lori Cazzell, representing the property owner Jane O'Dell is requesting **Final Plat** approval for The McKee Place proposed to be 1.00 acre located at 26817 NE 124th Street.

The property owner would like to divide off a 1-acre lot of their land with the existing farmhouse to be deeded over to the applicant.

Character of the General Neighborhood

To the north is the City of Excelsior Springs. To the east lies Agricultural (AG) zoned property and a Neighborhood Commercial District (C-1). The City of Excelsior Springs and the City of Prathersville are to the west. To the south is Agricultural (AG) zoned property and the City of Excelsior Springs sewage treatment facility [See Attachment B].

Code Considerations

The review procedures and submittal content for a Final Plat must be in substantial compliance with the approved preliminary plat in accordance with the requirements under **Section 151-3.6 (C)** of the Clay County 2003 Land Development Code ("LDC"). Based on all the materials and evidence presented, the subject request *appears to substantially comply with the LDC and preliminary plat*.

Standard side and rear setbacks and height restrictions apply to all other aspects of this application. The application was properly noticed, per regulations. Adjacent property owners within the mandated 1,000 foot distance were notified by means of a letter dated January 13, 2012.

Outside Agency Review

The City of Excelsior Springs replied in an e-mail the following: *"The final plat as described in the letter you sent...conforms to all city codes for the City of Excelsior Springs. As such, city staff have [sic] no comments on the project"*.

The Clay County Highway Department has noted they have no fees or requirements, but should this lot be further subdivided in the future, permits and acceptance will be based upon the technical specifications and criteria. The City of Excelsior Springs has jurisdiction over the driveway access because the entire right-of-way (ROW) for NE 124th Street falls within city limits. The City of Excelsior Springs replied in an e-mail the following: *"has an existing gravel driveway that meets all applicable codes of the City of Excelsior Springs as it sits currently...It is grandfathered in as a gravel drive. If any improvements were made to the drive, it would need to be paved to a dust free surface"*. In addition, the streets dedication language on the final plat must change to reflect that the streets shown on the plat are within the City of Excelsior Springs and not dedicated as part of this plat.

The Clay County Health Department has noted in an email the following: *"the tank and laterals have been located using a camera in the pipe and it is all inside the purposed property lines."* Final approval of the split as purposed was given. The City of Excelsior Springs presently provides water and fire protection services for the existing single family residence and not dedicated as part of this plat.

Findings

Road Impact Fees (*RIF*) are not required as the proposed new lot would include the existing farmhouse.



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Recommendations

It is the recommendation of staff that the **Final Plat** of **The McKee Place** be **approved**, with the following condition as shown on Exhibit A:

Exhibit A

1. The following change to the recording copies of the Final Plat:
 - a. **CHANGE:** In the "STREETS" dedication: The streets shown on this plat and heretofore are in the City of Excelsior Springs and are hereby not dedicated as part of this plat.



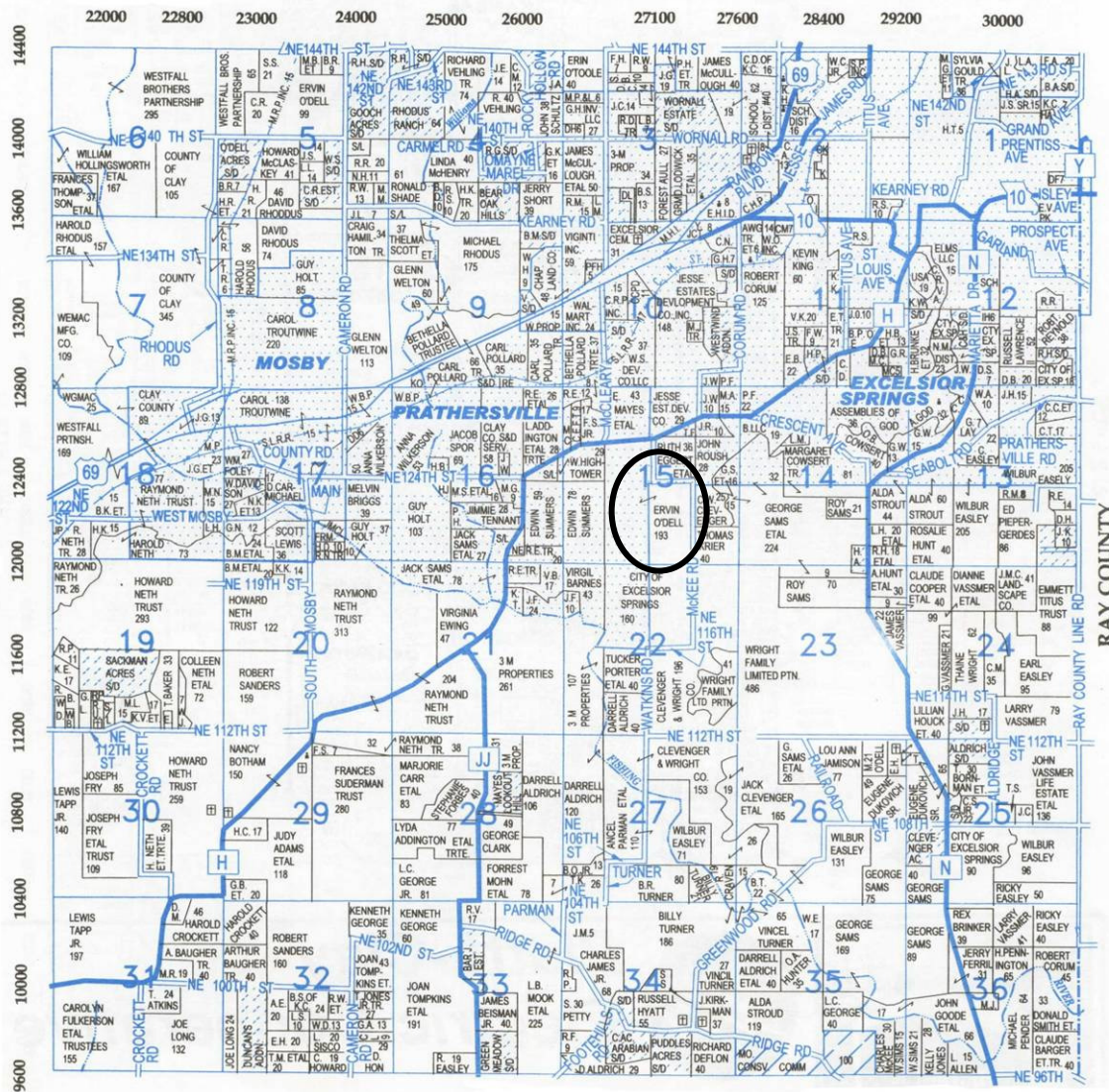
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Attachments

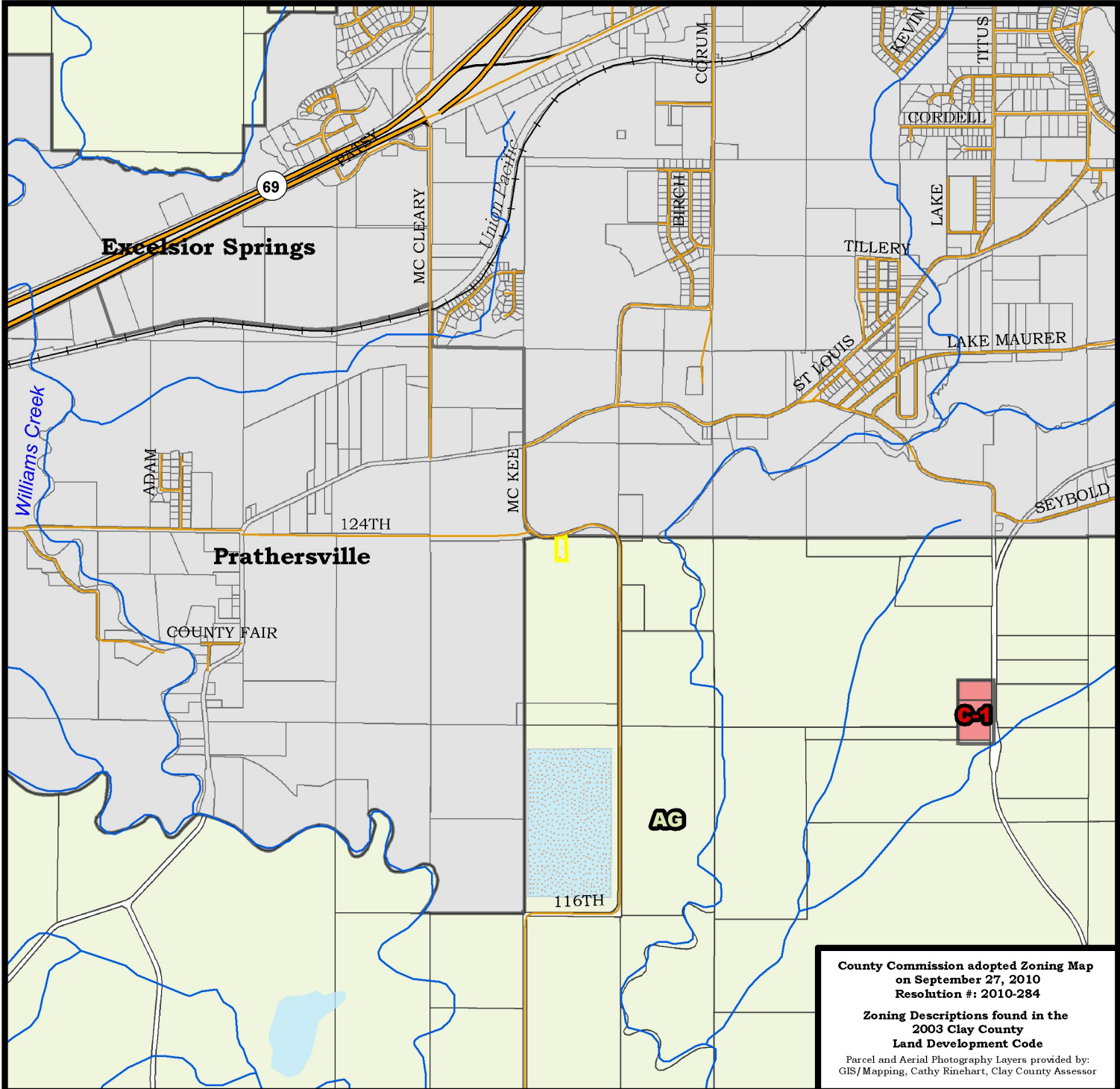
Feb. 12-101F The McKee Place Attachment A - Vicinity Map

TOWNSHIP 52N • RANGE 30W



Feb. 12-101F - The McKee Place

Attachment B - Existing Conditions Map



County Commission adopted Zoning Map
on September 27, 2010
Resolution #: 2010-284

Zoning Descriptions found in the
2003 Clay County
Land Development Code

Parcel and Aerial Photography Layers provided by:
GIS/Mapping, Cathy Rinehart, Clay County Assessor

Planning & Zoning Department



1 inch = 2,000 feet
1 inch = 0.38 miles

LEGEND

Property Line (The McKee Place)

parcel

Streams (EPA)

Railroads

Roads CLASS

Interstates

State Highways

Local Roads

Highway Ramps

Overlay Districts

CD (Conservation District)

PUD (Planned Unit Development)

Subdivisions

County Boundaries

2011 City Limits

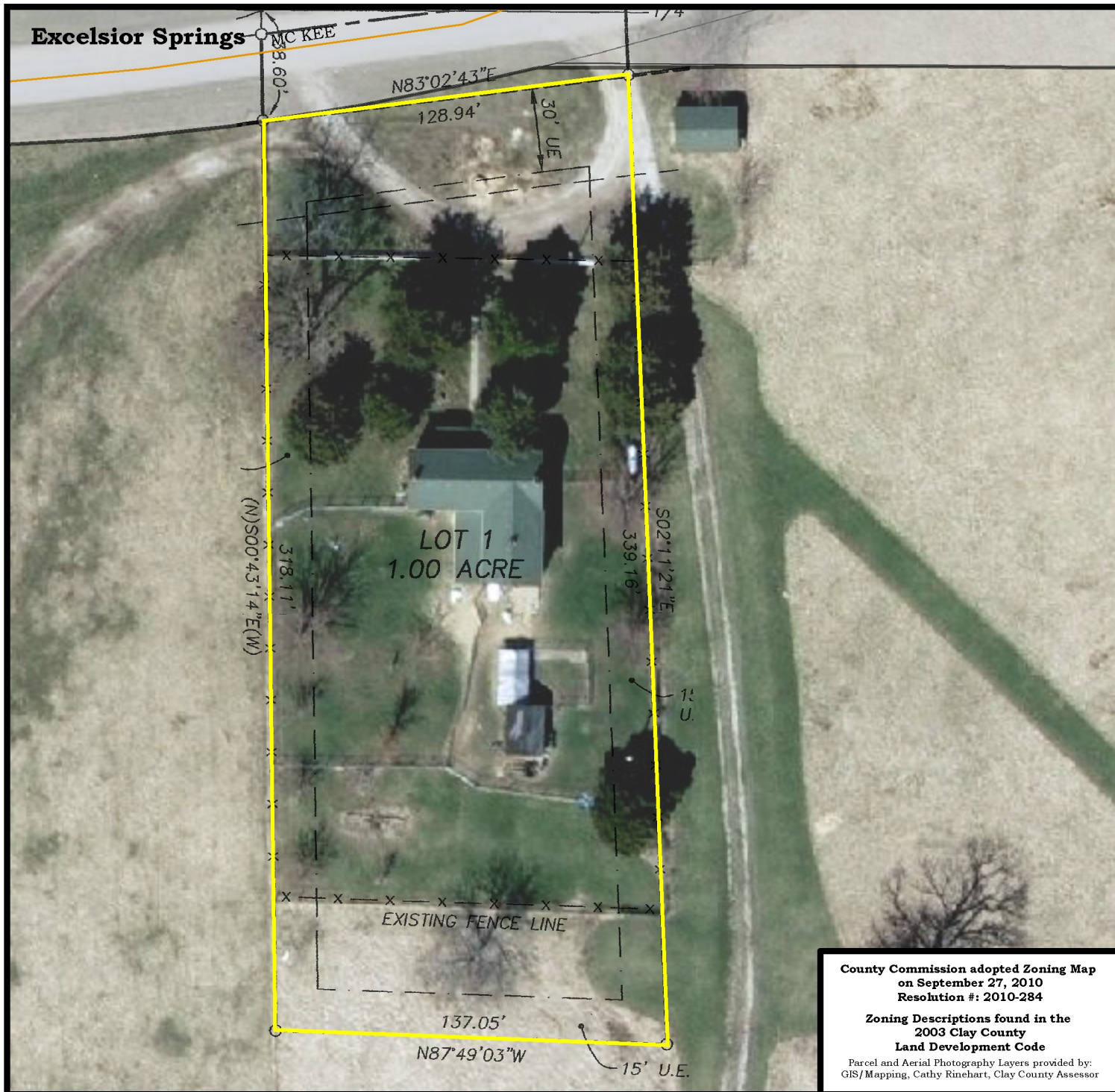
Parks

Zoning Districts

AG
R-1
R-1A
R-1B
R-3
C-1
C-2
C-3
F-1
F-2
OP

Feb. 12-101F - The McKee Place

Attachment C - Site Plan Map



Planning & Zoning Department



1 inch = 50 feet
1 inch = 0.01 miles

LEGEND

Property Line (The McKee Place)

parcel

Streams (EPA)

Railroads

Roads CLASS

Interstates

State Highways

Local Roads

Highway Ramps

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